

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING - February 8, 2001
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairman: Craig H. Zetley (*voting on items 1-33*)

Members: Henry P. Szymanski (*voting on items 1-33*)
Scott R. Winkler (*voting on items 1-33*)
Catherine M. Doyle (*voting on items 1, 3-33*)
Roy B. Nabors (*voting on items 1-27, 29-33*)

Alt. Board Members: Georgia M. Cameron (*voting on items 2, 28*)

START TIME: 4:40 p.m.

END TIME: 6:50 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	23325 Resubmission Request	Darshan S. Dhaliwal, Property Owner Request to occupy the premises as a gas station and convenience store.	3308 W. Vliet St. 4th Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
2	23300 Use Variance	<p>Luke's Property LLC Andrew & Christopher Lucach; Property Owner</p> <p>Request to occupy the 1st floor of the premises as a sign fabrication and sales facility with 7 residential units located on the 2nd and 3rd levels.</p> <p>Action: Granted 10 yrs.</p> <p>Motion: Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.</p> <p>Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.</p> <p>Conditions of Approval:</p> <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of ten (10) years, commencing with the date hereof. 	<p>191 S. 2nd St. 12th Dist.</p>
3	23377 Change of Operator	<p>Simon Barbier, Property Owner</p> <p>Request to continue occupying the premises as a recycling (scrap metal) facility.</p> <p>Action: Adjourned</p> <p>Motion: This item was adjourned at the request of the alderman and will be rescheduled at the next available hearing.</p>	<p>3456 N. Buffum St. 6th Dist.</p>
4	23324 Use Variance	<p>Beth A. Gupta Kids 'R' Kids Child Care & Preschool; Property Owner</p> <p>Request to occupy the premises as a group day care for up to 8 children, ages 1-5, from 6AM to 6PM (petitioner does not reside at premises).</p> <p>Action: Dismissed</p> <p>Motion: Roy Nabors moved to dismiss the appeal. Seconded by Henry Szymanski.</p> <p>Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.</p>	<p>1540 W. Mallory Av. 13th Dist.</p>

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
5	23378 Extension of Time	The Word of Life Church and Learning Center; Property Owner Mainer H. Thomas Request to comply with the conditions of case No. 22758.	4161-71 N. Green Bay Av. 1st Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
6	23345 Special Use	Rodney Gibson, Lessee Request to continue occupying the premises as a motor vehicle trim and upholstery shop.	9700 W. Appleton Av. 5th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all previous conditions of the Board regarding this property are maintained. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	23349 Special Use	Divinity LLC Thomas Matthews/Tejuanda White; Lessee Request to occupy a portion of the premises as a convention center (recreational facility).	2342 W. North Av. A/K/A 2342 W Fond du Lac Ave. 7th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Roy Nabors moved to approve the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage is limited to a maximum of 50 square feet. 5. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
8	23308 Special Use	David Syrrakos, Al's Auto Repair Request to occupy premises as an auto repair facility.	2617 S. 31st St. 8th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there is no outdoor storage of nuisance vehicles, auto parts, tires or other junk. 5. That no work or storage of vehicles occurs in the public right of way. 6. That no disabled or unlicensed vehicles or parts are stored outside. 7. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	
9	23344 Dimensional Variance	Randy Alan Donahue, Property Owner Request to construct a detached accessory garage in the rear yard.	5618 S. 14th St. 13th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
10	23357 Special Use	Ken Weber, Prospective Buyer Request to occupy the premises as a health club (recreational facility).	2651 S. Kinnickinnic Av. 14th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	
11	23111 Special Use	Open Pantry Food Marts of WI, Inc. John Winter; Lessee Request to continue occupying the premises as a motor vehicle pumping station with a convenience store.	2401 S. Howell Av. 14th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That employees use the parking stalls off the alley. 5. That the applicant apply for and obtain a special privilege for the proposed bollards along E. Smith Street. 6. That the site is landscaped and screened per city code. 7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
12	23364 Special Use	American Oil Co. n/k/a, BP Amoco Corp. Jill M. Richard; Property Owner	9026 W. Brown Deer Rd. 15th Dist.
		Request to continue occupying the premises as a motor vehicle pumping facility.	
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That all previous conditions of the Board regarding this property are maintained.</p> <p>5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
13	23361 Use Variance	Rida A. Issa, Lessee Request to continue occupying the premises as a grocery store.	2478 N. 38th St. A/K/A 2476-78 N. 38th St. 17th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all exterior security gates be removed from the premises as required by code. 5. That entire premises is repainted in a workman-like manner. 6. That all previous conditions of the Board regarding this property are maintained. 7. That this Variance is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
14	23375 Dimensional Variance	Stephen Servais, Prospective Buyer Request to construct a two-family townhouse on the premises.	1501-17 W. State St. 17th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That the proposed building will be used for two dwelling units. Each of the units may contain one family or no more than three unrelated persons. 3. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 4. That the petitioner build in accordance with plans submitted. 5. That this Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
15	23382 Dimensional Variance	Lazine & Mildred Dupree, Property Owner Request to construct a family room and attached garage on the premises.	1322 N. 18th St. 17th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That the unused driveway is removed and restored with curb and gutter. 5. That a driveway application is obtained prior to construction of the new driveway. 6. That the applicant deposit funds for a new street tree to replace the existing tree. 7. That this Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	23358 Special Use	Foundation Ministries, Lessee Request to occupy a portion of the premises as a church.	6815 W. Capitol Dr. 2nd Dist.
	Action:	Granted 2 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
17	23366 Special Use	Bessie's Kiddie College Kimberly Hubbard; Lessee	7365 W. Appleton Av. 2nd Dist.
		Request to continue occupying the premises as a day care center for 69 children, ages 4 wks. to 12 yrs., open 24 hrs.	
	Action:	Granted 3 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the petitioner obtains an occupancy permit and complies with all State commercial code requirements for a day care center.</p> <p>5. That all previous conditions of the Board regarding this property are maintained.</p> <p>6. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
18	23367 Use Variance	Bardin Painting Alan Bardin; Property Owner Request to occupy the premises as a warehouse. Action: Granted 10 yrs. Motion: Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner paves the exterior parking area (permit required). 5. That this Variance is granted for a period of ten (10) years, commencing with the date hereof. 	3276 N. Weil St. 3rd Dist.
19	23362 Special Use	Harmon Manor Child Development Center II Robin Harmon; Lessee Request to occupy a portion of the premises as a day care center for 68 children, ages 4 wks. - 12 yrs., open 24 hrs. Action: Adjourned Motion: This item was adjourned at the request of the alderman and will be rescheduled for the next available hearing.	4851 N. 76th St. A/K/A 4807-47 N. 76th St. 5th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	23233 Appeal of an Order	Kathryn Hiley, Property Owner Request to appeal the order of the Department of Neighborhood Services inspector determining the use of the premises to be a three-family dwelling unit.	3908-12 N. 68th St. 2nd Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to uphold the order. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 1 Nays	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
21	23315 Special Use	Paul Leow, Lessee Request to occupy the premises as a motor vehicle repair center and hand car wash. Action: Granted 10 yrs. Motion: Henry Szymanski moved to grant the appeal. Seconded by Georgia Cameron. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	9130 W. Center St. 5th Dist.
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the driveway on W. Center St is narrowed to 24 feet in width. 5. That the southerly driveway on N. 92nd St. is closed and restored with curb and gutter. 6. That no work or storage of vehicles occurs within the public right of way. 7. That no vehicles stored on site impede ingress or egress through the driveways. 8. That landscaping and screening plans are submitted which meet the intent of s.295-75. 9. That site illumination is controlled to prevent glare onto adjacent streets and residences. 10. That no disabled or unlicensed vehicles or parts are stored outside. 11. That no vehicles associated with the business are parked on public streets or in any manner which will encroach into the public way. 12. That all car wash activities must be conducted inside of the building. 13. That all waste water associated with the car wash operation must be disposed of on-site. 14. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
22	23365 Special Use	Frank Giuffre Mo Kart II; Property Owner Request to occupy a portion of the premises as a recreational facility.	218-20 N. 25th St. A/K/A 200-24 N. 25th St. 8th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
23	23350 Dimensional Variance	Allied of Milwaukee LLC Richard Weller, agent; Property Owner Request to appeal the of the Department of Neighborhood Services inspector that an obstruction to tenant parking exist on the premises.	6330 W. Florist Av. 9th Dist.
	Action:	Upheld	
	Motion:	Roy Nabors moved to uphold the order. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
24	23292 Use Variance	St. Peter's Evangelical Lutheran Church Rev. James Getka; Prospective Buyer Request to raze the existing building and construct a parking lot on the premises.	1223-39 S. 8th St. 12th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the alderman and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	23336 Use Variance	Walker's Point Development Corp. Property Owner Request to occupy the premises as a transitional living program for 14 adults.	1200 W. National Av. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained - Winkler.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of ten (10) years, commencing with the date hereof. 	

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26	23368 Special Use	USF Holland, Inc. Michael O'Brien; Prospective Buyer Request to occupy the premises as a truck terminal.	800 W. College Av. A/K/A 6137, 6155, 6177, 6201 & 6245 S. 6th St. 13th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That revised landscaping and screening plans are submitted to the Department of City Development, Planning Administration Section, which meet the intent of City Code; including a 100-foot buffer area to the abutting and nearby residential areas.</p> <p>5. That site illumination is controlled to prevent glare onto adjacent streets and residences.</p> <p>6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

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27	23316 Dimensional Variance	Neftali Rosado, Jr., Property Owner Request to legalize an existing four-family dwelling without the required lot area.	3818-20 W. Lisbon Av. 17th Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That the petitioner obtains a conversion permit, electrical permit and plumbing permit. 5. That this Variance is granted to run with the land. 	
28	23318 Dimensional Variance	Community Village, LTD Prospective Buyer Request to occupy the premises as a small group shelter care facility for 8 children, boys & girls, ages 7-11.	2311 N. Sherman Bl. 17th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	23290 Special Use	Inter-Denominational Church of the One Lost Sheep; Lessee Warren Kirkendoll	3606-08 W. Lisbon Av. 17th Dist.
		Request to occupy the premises as a church.	
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the applicant pursue the purchase or lease of the land on the south side of West Lisbon Avenue for parking.</p> <p>5. That the storefront windows are restored to clear glass and are maintained in an attractive manner.</p> <p>6. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
30	23348 Special Use	Our Happy Home Discovery Center II, Inc.; Property Owner By: Christine M. Robinson	6715 W. Villard Av. A/K/A 6715-17 W. Villard Ave. 2nd Dist.
		Request to occupy the premises as a day care center for 40 children, ages 4 wks. - 12 yrs., from 6 a.m. to 12 a.m.	
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the applicant obtain a loading zone along the entire frontage of both 6715 and 6709 West Villard Avenue.</p> <p>5. That the outdoor play area not be utilized after 8:00 P.M.</p> <p>6. That any future signage for the building is limited to the sign band above the storefront windows.</p> <p>7. That the storefront windows remain as clear glass and are maintained in an attractive manner.</p> <p>8. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on February 14, 2010.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
31	23309 Special Use	Ella Flippin, Prospective Buyer Request to occupy the premises as a day care for approx. 80 children, newborn through 12 years, from 6AM to 12AM, Monday-Friday. Action: Granted 10 yrs. Motion: Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petition obtain an occupancy certificate and complies with all State commercial code requirements for day care centers. 5. That landscaping and screening plans for the parking area are submitted which meet the intent of s.295-75. 6. That signage is limited to a maximum of 50 square feet. 7. That the existing windows remain as clear glass and are maintained in an attractive manner. 8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	6333 W. Burleigh St. 2nd Dist.
32	23329 Special Use	Dragisa and Djurdja Ristic Property Owner Request to continue occupying the premises as a rooming house. Action: Adjourned Motion: Henry Szymanski moved to adjourn the appeal. Seconded by Catherine Doyle. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	834 S. 3rd St. 12th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
33	23334 Dimensional Variance	InSite Real Estate Development, LLC Prospective Buyer Request to create a parking and loading area in the required setback area -- proposed area will be landscaped and screened with a decorative masonry wall.	6101 N. 64th St. 2nd Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the petitioner and will be rescheduled at the next available hearing.	

Other Business:

Board member Szymanski moved to approve the minutes of the January 25, 2001 meeting. Seconded by Board member Nabors. Unanimously approved.

The Board set the next meeting for March 2, 2001.

Board member Nabors moved to adjourn the meeting at 6:50 p.m.. Seconded by Board member Winkler. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board